



Cross Row Ryton

- Mid Terrace House
- Two Bedrooms
- Ground Floor Bathroom
- Rear Garden & Allotment
- Allocated Street Parking

OIEO £ 145,000



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ROOK
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26 Cross Row

Ryton, NE40 3EG

PRESENTING TO THE MARKET THIS WELL-MAINTAINED TWO-BEDROOM TERRACED HOUSE, IDEAL FOR FIRST-TIME BUYERS. LOCATED WITH CONVENIENT ROAD LINKS AND PROXIMITY TO GREEN SPACES, THIS PROPERTY OFFERS PRACTICAL LIVING IN A DESIRABLE SETTING.

THE HOME OFFERS A GOOD-SIZED RECEPTION ROOM THAT BENEFITS FROM ACCESS TO THE REAR GARDEN, ALLOWING FOR SEAMLESS INDOOR-OUTDOOR LIVING. THE ROOM IS ENHANCED BY A LOG BURNER, CREATING A COSY FOCAL POINT AND ADDING WARMTH DURING THE COOLER MONTHS.

THE KITCHEN ENJOYS AN ABUNDANCE OF NATURAL LIGHT, PROVIDING A PLEASANT ENVIRONMENT FOR COOKING. ITS LAYOUT IS PRACTICAL, SUITABLE FOR DAILY LIVING WITH PLENTY OF WORKSPACE.

BOTH BEDROOMS ARE GENEROUSLY SIZED DOUBLES, OFFERING AMPLE SPACE FOR FURNITURE AND STORAGE, CATERING WELL TO A RANGE OF NEEDS. THE WELL-APPOINTED BATHROOM FEATURES A FREE-STANDING BATH AND A RAIN SHOWER, ADDING A TOUCH OF LUXURY AND PROVIDING FLEXIBLE BATHING OPTIONS.

OUTSIDE, THE PROPERTY BOASTS A FRONT YARD AND A SPACIOUS REAR GARDEN, PERFECT FOR OUTDOOR ENTERTAINING, FAMILY ACTIVITIES, OR RELAXING AT THE END OF THE DAY. IN ADDITION, THERE IS A SEPARATE ALLOTMENT, IDEAL FOR THOSE INTERESTED IN GARDENING OR SUSTAINABLE LIVING.

OVERALL, THIS HOME COMBINES COMFORT AND CONVENIENCE IN A SOUGHT-AFTER LOCATION, MAKING IT AN EXCELLENT CHOICE FOR THOSE LOOKING TO TAKE THEIR FIRST STEP ONTO THE PROPERTY LADDER. INTERNAL VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.

The accommodation:

Entrance:
UPVC door.

Bathroom:
UPVC window, roll top bath, rainfall shower, wash hands basin, low level wc, part tiled and radiator.

Kitchen: 13'2" 4.01m x 6'11" 2.11m
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated electric hob and oven, plumbed for washing machine and radiator.

Lounge: 17'8" 5.38m max x 15'11" 4.85m
UPVC French doors to the garden, UPVC door to the front, log burner, open staircase and two radiators.

First Floor Landing:
Loft access.

Bedroom One: 17'8" 5.38m into alcove x 7'5" 2.26m
UPVC window and radiator.

Bedroom Two: 11'7" 2.53m x 8'2" 2.48m
UPVC window and radiator.

Externally:
To the front of the property there is a yard. To the rear there is a garden with artificial grass, patio, shed and a further separate allotment with potential for further parking.

PRIMARY SERVICES SUPPLY

Electricity: MAIN
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: ADSL
Mobile Signal Coverage Blackspot: NO
Parking: ALLOCATED STREET PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A
EPC RATING: TBC

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EPC WILL GO HERE

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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